

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, JUNE 20, 2018 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:55 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: RICK DELELLO [X]
 SUSAN CAUGHLAN [X]
 STEVE QUIGLEY [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that prior to this evening’s Business Meeting the Board of Supervisors met in Executive Session to discuss (1) a matter of potential litigation, regarding a reported violation of Township Code at private property, (2) a matter of litigation, an appeal made to the Office of Open Records, Mollick v. Worcester Township, AP 2018-1070; and, (3) a real estate matter, regarding the potential sale of Township property. No decision on these matters will be made at this evening’s Business Meeting.
- Mr. Ryan announced that, following this evening’s Business Meeting, the Board of Supervisors will meet in Executive Session to discuss a matter of litigation, an appeal made to the Office of Open Records, Mollick v. Worcester Township, AP 2018-1070.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the appointment of Planning Commission members, the political activities of one Planning Commission member, the organizational affiliations of one Planning Commission member, the installation of entrance signage at the Sunnybrook subdivision, and reported use of the Township e-mail list for political activities.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Caughlan made a motion to approve a consent agenda that includes (a) the Treasurer’s Report and other Monthly Reports for May 2018, (b) bill payment for May 2018

in the amount of \$234,109.72; (c) the May 16, 2018 Work Session minutes; and, (d) the May 16, 2018 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2018-25 – Kate Harper, Attorney for the Applicant, provided an overview of a proposed Final Plan of land development for The Grove, a 52-unit development at Meadowood Senior Living, Skippack Pike.

Joe Nolan, Township Engineer, commented on revisions made to the landscape plan. Mr. Nolan noted there are no outstanding issues with the application at this time.

Supervisor Caughlan commented on the requested street tree waiver.

Supervisor Quigley commented on the Applicant's recent acquisition of abutting properties. Ms. Harper stated no development is proposed at these properties at this time.

Supervisor Caughlan made a motion to approve Resolution 2018-25, granting approval of the Final Plan of land development of The Grove, a 52-unit development at Meadowood Senior Living, Skippack Pike. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) waiver – Mr. Ryan provided an overview of a request for a waiver of land development at the Family Bible Fellowship Church, West Adair Drive. Mr. Ryan noted the proposed improvements include an entrance vestibule and an ADA accessway. Mr. Ryan noted the Zoning Hearing Board had granted the relief required to expand the non-conforming structure. Douglas Thomas, Board Member for the Family Bible Fellowship Church, was in attendance for the Applicant.

Chair DeLello commented on waiver request past practice. Mr. Nolan confirmed that proposed is similar to waivers previously granted by the Board of Supervisors. Mr. Nolan noted grading and building permits would be required to construct the improvements.

Supervisor Caughlan made a motion to grant a waiver of land development for proposed improvements to the Family Bible Fellowship Church, West Adair Drive, conditioned on the Applicant obtaining the required permits. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) sale of property – Mr. Ryan provided an overview of three Township-owned building lots at Meadow Lane. Mr. Ryan noted the Township has purchased the building lots in 1986, with the intent on selling the building lots and using the sale proceeds to acquire and preserve a larger property elsewhere in the Township. Mr. Ryan noted the Township prepared a subdivision plan in 2006 that further subdivided the three building lots so to create a six-acre parcel along the Zacharias Creek to be retained by Worcester Township.

Mr. Ryan noted the public water and public sewer systems installed in Meadow Lane were designed to service the three building lots. Mr. Ryan noted the reimbursement due to one of the Meadow Lane developers for the water and sewer connections, which are payable at the time of building permit application.

Supervisor Caughlan commented on lot size. Joe Nolan, Township Engineer, noted the building lots ranged from 2.2 acres to 4.1 acres.

Chair DeLello commented on the potential use of sale proceeds to fund land preservation and park-related improvements. Supervisor Caughlan commented on open space preservation efforts, and the view of new homes from the existing trail. Supervisor Quigley commented on possible restrictions to be placed on the building lots.

No decision was made to proceed with the sale of the building lots by public bid. Mr. Ryan will review with the Township Engineer and Township Solicitor as needed, and present a proposal for auctioneer services for consideration at the July 18 Business Meeting.

Maeve Vogan, Worcester, commented on the proximity of the existing trail to the building lots, and the potential use of the sale proceeds. Dr. Mollick commented on the proposed sale, the view of the Township Building and the Fawn Creek subdivision from existing trails, potential sale proceeds, and the distance between the existing trail and new homes. Doug Rotondo, Worcester, commented on the proposed sale and the availability of other property for acquisition.

OTHER BUSINESS

- Supervisor Quigley commented on the televising of public meetings. Mr. Ryan will add this topic to an upcoming Work Session agenda.
- Supervisor Caughlan commented on North Penn Water Authority efforts to locate a water tower in the Township. Mr. Ryan noted the Authority is presently reviewing possible locations for a water tower in the Township.
- Supervisor Caughlan commented on a reimbursement due to the Township from the Methacton School District for repairs made at Mill Road, and on comments made on this matter during a recent School Board meeting. Mr. Ryan noted the Superintendent had advised him this reimbursement will not be made.

Supervisor Quigley made a motion to not pursue the reimbursement due to the Township from the Methacton School District for repairs made at Mill Road. There was no second to this motion.

Ms. Vogan commented on the Township not pursuing the reimbursement due to the Township from the Methacton School District for repairs made at Mill Road. Dr. Mollick commented on the financial position of the Methacton School District.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:10 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager